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119 - 1 - 2K

VA Form 26-6440a - JAN 1982
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 2158 Sadler, Nashville, Tennessee 37211
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Ave., South, Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, TN 37203

SPECIAL WARRANTY DEED

THIS DEED, between the Administrator of Veterans Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C. 20420, hereinafter called Grantor, and

CRAIG L. TIBBITS and wife, JUDY CLARK TIBBITS

whose address is

Nashville, Tennessee 37211

, hereinafter called Grantee(s).

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee(s) and Grantee's heirs or successors and assigns, that certain property described as follows: Located in Nashville, County of Davidson, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 44, on the Plan of Sadler Place, as of record in Book 332, page 31, Register's Office for said County.

SAID part of Lot No. 44 fronts 64.5 feet on the easterly side of Sadler Avenue and runs back 165 feet, more or less, on the northerly line and 170.2 feet on the southerly line with the northerly margin of Glenrose Avenue or Mill Creek Road to an alley measuring 32 feet thereon.

This conveyance is made subject to the following:

1983 Metro Davidson County Taxes.

BEING the same property conveyed to Grantor by deed from PAUL E. MARCUM, Trustee, dated January 13, 1982, of record in Book 5842, page 998, and re-recorded in Book 5846, page 925, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

Grantor does further covenant and bind himself/herself and his/her successors, to warrant and forever defend the title to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), against the lawful claims of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor, this 22nd day of April, 19 83, has caused this instrument to be signed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

HARRY N. WALTERS
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title _____

VETERANS ADMINISTRATION REGIONAL OFFICE
NASHVILLE, TN Phone (615) 251-5243

Authorization pursuant to a delegation of authority contained in VA Regulations 1 (38 C.F.R. 36.4342d)

Witness:

*_____

*_____

4337

OFFICIAL RECEIPT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me personally appeared KENNETH L. HARVEY,

to me known to be the person who executed the foregoing instrument in behalf of the Administrator of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Veterans Administration, an agency of the United States Government, and is duly authorized to execute this deed on behalf of said Administrator, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Administrator.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 22nd day of April A. D. 19 83

My commission expires October 20, 1985

* Billy Bushuelen
BILLY BUSHUELEN, NOTARY PUBLIC

(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Print, typewrite, or stamp name of the employee executing this instrument; also names of witnesses and officer taking acknowledgment immediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

IDENTIF. REFERENCE
MAY 2 4 47 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that they were received _____, 19__, at _____ o'clock ___ M., and entered in Note Book ___, Page _____

STATE OF TENNESSEE, Davidson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $24,250 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of April, 19 83

Notary Public or Register

JAMES H. CRAVEN
NOTARY PUBLIC
STATE OF TENNESSEE
COMMISSION EXPIRES
FEB. 9, 1984

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
CRAIG L. TIBBITS and wife,
JUDY CLARK TIBBITS

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____, A. D. 19__, at _____ o'clock ___ M. Noted in Note Book ___, page ___, and recorded in Book of Deeds ___, Vol. ___, page ___

Fee paid, $ _____
Witness my hand, _____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____, 19__
_____, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24660.00- CO	
			60.92 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	69.42-
			4397A05/02/83 REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 45282

IDENTIF. REFERENCE

MAY 2 4 47 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945999